

**TOWN OF BIG FLATS  
PLANNING BOARD  
MEETING MINUTES**

**NOVEMBER 1, 2016**

Town Hall  
Meeting Room  
6:30pm

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Members Present: Lance Muir, Scott Esty, Seth Lovell, Angela Piersimoni, Jim Ormiston, John Hunter, Dave Seely

Members Absent: Carl Masler

Staff Present: Brenda Belmonte, Gabriel Holbrow

Guest: Mark Chambers, Jay Goodwin

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Minutes

October 4, 2016

**Motion by Seely, seconded by Ormiston, to approve the minutes of October 4, 2016, Discussion; None, Motion Carries 6-0 with Esty abstaining.**

**RESOLUTION P2016-36  
CORNING AVIATION PROJECT FINAL SITE PLAN  
348 SING SING ROAD  
TAX PARCEL #57.02-2-63**

Resolution by: Hunter  
Seconded by: Seely

**WHEREAS**, the Town of Big Flats Planning Board received an application for site plan approval on September 16, 2016, from Corning, Inc., 348 Sing Sing Road, located in the Airport Business District (ABD); and

**WHEREAS**, the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS**, the Town of Big Flats Code Enforcement has provided a staff report from Southern Tier Central Planning, dated September 27, 2016; and

**WHEREAS**, the Chemung County Planning Board has reviewed the proposal and recommended town approval; and

**WHEREAS**, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617; and will not have a significant effect on the environment and preparation of an Environmental Impact Statement will not be required; and

**THEREFORE IT BE RESOLVED** the Town of Big Flats Planning Board accepts the Site Plan dated September 16, 2016, as a final plan.

**CARRIED: AYES:** Muir, Esty, Lovell, Piersimoni, Ormiston, Hunter, Seely

**NAYS:**

Dated: Tuesday, November 1, 2016  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir, Chairman

**RESOLUTION P-2016-37**

**HARRIS HILL ZIP LINE PRELIMINARY & FINAL SITE PLAN**

**HARRIS HILL ROAD**

**TAX PARCEL 77.00-1-28.1**

Resolution by: Esty  
Seconded by: Lovell

**WHEREAS**, the Town of Big Flats Planning Board received an application for site plan approval from James Goodwin, 557 Harris Hill Road, on October 4, 2016; and,

**WHEREAS**, Town of Big Flats Zoning Law Section 17.36.250 allows *Outdoor Recreational use* in the Rural District (RU); and

**WHEREAS**, this proposal has been forwarded to the Chemung County Planning board for their review and was returned recommending local determination; and,

**WHEREAS**, this board hereby declares itself as lead agency pursuant to the provisions of SEQR 6 NYCRR Part 617, and the proposed Unlisted action will not have a significant effect on the environment and therefore an Environmental Impact Statement will not be required; and,

**THEREFORE BE IT RESOLVED**, the Town of Big Flats Planning Board accepts and approves the Site Plan submitted October 4, 2016 as both a preliminary and final site plan,

**CARRIED: AYES:** Muir, Esty, Lovell, Piersimoni, Ormiston, Hunter, Seely

NAYS:

Dated: Tuesday, November 1, 2016  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Discussion:

The park is open during summer daylight hours, therefore no additional lighting is necessary. The existing parking appears to be adequate. For public safety, there are currently two crosswalks, a speed sign and frequent sheriff monitoring.

Goodwin explained that all of the equipment is inspected by New York State each year prior to the park opening; that inspection will include the zip line. There are also 'surprise' safety inspections throughout the summer.

**RESOLUTION P-2016-38  
SMITH SUBDIVISION PRELIMINARY PLAT /SET PUBLIC HEARING  
TAX PARCEL #77.00-1-3**

Resolution by: Esty  
Seconded by: Ormiston

**WHEREAS**, this Board has received an application from Michael Smith, 46 Curren Road, for subdivision review on October 6, 2016; and

**WHEREAS**, this Board, as per Town of Big Flats Zoning Section 16.08.030(D), has discussed the preliminary plot plan as submitted, which consists of subdividing the house and five (5) acres from the ~201.20 acres; and,

**WHEREAS**, per the Big Flats Planning Board's review as lead agency the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and;

**WHEREAS**, the Planning Board of the Town of Big Flats, pursuant to the provisions of SEQR 6 NYCRR Part 617, the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

**WHEREAS**, this Board hereby authorizes the Code and Planning Office to schedule a Public Hearing on the Preliminary Plat for December 6, 2016; and



**BE IT THEREFORE RESOLVED** the Town of Big Flats planning board hereby accepts the proposed subdivision as preliminary; including typical conditions of final approval as follows:

- A. The applicant shall submit five (5) paper copies to the Code and Planning Office for endorsement
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of endorsement
- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land

CARRIED: AYES: Muir, Esty, Lovell, Piersimoni, Ormiston, Hunter, Seely

NAYS:

Dated: Tuesday, November 1, 2016

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

**Motion by Esty, seconded by Piersimoni, to enter into Executive Session at 6:54pm to discuss a pending zoning issue.**

Chair Muir reconvened the Planning Board meeting at 7:19pm.

**Motion by Seely, seconded by Esty, to adjourn at 7:20pm; Discussion, None; Motion Carries 7-0.**

Adjourned at 7:21pm